

JOYCE A. KOERNER,  
GRANTOR  
  
TO  
  
JIMMY E. STEPHENS, ET UX,  
GRANTEES

WARRANTY  
DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JOYCE A. KOERNER does hereby sell, convey and warrant unto JIMMY E. STEPHENS and wife, MARY A. STEPHENS, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 11, Section A, Brook Hollow Subdivision, in Section 24, Township 1 South, Range 8 West, as shown on the plat appearing of record in Plat Book 7, Page 8, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this Deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and restrictive covenants of record.

Taxes for the year 1979 are to be pro-rated and possession is to be given ten days after closing.

Title to the aforescribed real property is vested in Joyce A. Koerner. Gerald P. Koerner, husband of the said Joyce A. Koerner joins herein for purposes of conveying his homestead rights.

WITNESS our signatures, this the 6th day of November, 1979.

Joyce A. Koerner  
Joyce A. Koerner  
Gerald P. Koerner  
Gerald P. Koerner

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law, in and for the State and County aforesaid, the within named JOYCE A. KOERNER and husband, GERALD P. KOERNER, who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned and for the purposes therein expressed.

GIVEN UNDER MY HAND and seal of office, this the 6th day of November, 1979.

Margaret M. Seaba  
Notary Public

My Commission expires:  
June 19, 1982

STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 10 o'clock and 30 minutes A.M. 9 day of Nov. 1979 and that the same has been recorded in Book No. 144, Page 523 records of ~~Warrant~~ Deeds of said County. Witness my hand and seal this 14 day of Nov. 1979

FEES 2.50 PD SEAL H. H. Ferguson CLERK